

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
400	605418.7947	1291307.6996	124532.017691	363991.372789	
401	605192.4445	1291689.7782	124463.026020	363701.735799	
402	605147.5914	1291996.7198	124449.354762	363801.386580	
403	605222.5393	1292027.2070	124563.547677	363919.824347	
404	607110.2724	1294506.1114	124887.392122	364121.511400	
405	607563.0970	1293544.6092	125191.698298	364273.125428	
406	607260.4600	1294483.6763	125099.544416	364259.413652	
407	606572.0796	1294584.2210	125083.539629	364290.097949	
408	607191.0650	1294736.2047	125072.206995	364307.005054	
409	607092.5902	1295043.9038	125042.181825	364370.171343	
410	606861.1963	1295016.4912	124965.566978	364371.815972	
411	606572.5311	1295011.8681	124983.799175	364370.406951	
412	604584.6854	1292919.2536	124508.259802	364022.188920	
413	604161.2193	1294962.1114	124887.392122	364121.511400	
414	604957.5876	1295075.6641	124934.489491	364379.891886	
415	605446.7896	1295321.8096	124940.550240	364481.875984	
416	605715.4120	1295375.0434	124822.426611	364431.102883	
417	605958.4181	1295354.7743	124696.492407	364424.924067	
418	606263.1639	1295344.7159	124789.361944	364482.189036	
419	606401.0734	1295347.0925	124831.416890	364482.583436	
420	607012.9894	1295337.7400	125017.929193	364201.131563	
421	606457.2261	1292917.4684	124508.259802	364022.188920	
422	606457.2261	1292917.4684	124508.259802	364022.188920	
423	606457.2261	1292917.4684	124508.259802	364022.188920	
424	606457.2261	1292917.4684	124508.259802	364022.188920	
425	606457.2261	1292917.4684	124508.259802	364022.188920	
426	606457.2261	1292917.4684	124508.259802	364022.188920	
427	606457.2261	1292917.4684	124508.259802	364022.188920	
428	606457.2261	1292917.4684	124508.259802	364022.188920	
429	606457.2261	1292917.4684	124508.259802	364022.188920	
430	606457.2261	1292917.4684	124508.259802	364022.188920	
431	606457.2261	1292917.4684	124508.259802	364022.188920	
432	606457.2261	1292917.4684	124508.259802	364022.188920	
433	606457.2261	1292917.4684	124508.259802	364022.188920	
434	606457.2261	1292917.4684	124508.259802	364022.188920	
435	606457.2261	1292917.4684	124508.259802	364022.188920	
436	606457.2261	1292917.4684	124508.259802	364022.188920	
437	606457.2261	1292917.4684	124508.259802	364022.188920	
438	606457.2261	1292917.4684	124508.259802	364022.188920	
439	606457.2261	1292917.4684	124508.259802	364022.188920	
440	606457.2261	1292917.4684	124508.259802	364022.188920	
441	606457.2261	1292917.4684	124508.259802	364022.188920	
442	606457.2261	1292917.4684	124508.259802	364022.188920	
443	606457.2261	1292917.4684	124508.259802	364022.188920	
444	606457.2261	1292917.4684	124508.259802	364022.188920	
445	606457.2261	1292917.4684	124508.259802	364022.188920	
446	606457.2261	1292917.4684	124508.259802	364022.188920	
447	606457.2261	1292917.4684	124508.259802	364022.188920	
448	606457.2261	1292917.4684	124508.259802	364022.188920	
449	606457.2261	1292917.4684	124508.259802	364022.188920	
450	606457.2261	1292917.4684	124508.259802	364022.188920	

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
450	605423.3490	1295292.2254	124533.405822	364805.859902	
451	604890.2508	1294251.2327	124370.917179	364488.570802	
452	604868.3363	1294614.1854	124364.237629	364599.129177	
453	604878.5529	1294737.3448	124367.351680	364636.731970	
454	604850.6151	1294927.7894	124358.836186	364694.783365	
455	604833.5173	1294971.3363	124353.624767	364708.053328	
456	604801.6121	1294986.9422	124343.869571	364712.809411	
457	604816.6375	1294949.0231	124297.519686	364701.251657	
458	604839.9497	1294219.4650	124264.625269	364478.881901	
459	604949.8799	1294048.6879	124369.092171	364426.828930	
460	604978.3826	1293975.0238	124377.778913	364434.376050	
461	604982.7495	1293954.1292	124399.110884	364367.527326	
462	604966.4147	1293837.6170	124394.131988	364352.494386	
463	605030.2775	1293911.9128	124413.597423	364354.697716	
464	605028.2821	1293832.4502	124412.989220	364360.919542	
465	605039.9369	1293887.6182	124416.542213	364377.734789	
466	605066.3472	1293915.9813	124424.591484	364386.378804	
467	605059.5556	1293965.4920	124422.460422	364401.470775	
468	605027.5461	1293986.2063	124411.992988	364409.875251	
469	604996.5110	1294066.7308	124403.305346	364432.328404	
470	605119.1471	1293987.2040	124440.684912	364286.168357	
471	605114.0486	1293984.0409	124439.130894	364285.204229	
472	605194.0905	1293495.0314	124463.519519	36425.900341	
473	605189.0193	1293378.5204	124460.782800	36422.981476	
474	605026.3726	1293253.3486	124412.407187	364184.405097	
475	605019.1340	1293191.9770	124412.200878	364165.702929	
476	605095.8586	1292994.6043	124433.586579	364107.067592	
477	605025.0137	1293993.0666	124411.992988	364409.875251	

### Moderate Income Housing Units (M.I.H.U.) Allocations Tracking

Total Number of Lots/Units Proposed	23 Lots + Buildable Pres. Parcel = 24 Units
Total Number of M.I.H.U. Required	24 Units x 10% = 3 Units
Number of M.I.H.U. Provided Onsite (Exempt From APFO Allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	23
M.I.H.U. Fee-In-Lieu (Indicate Lot/Unit Numbers)	Lots 1-23 And Buildable Pres. Parcel 'A'

### Phasing Chart

Phase	APFO Year	Number Of Buildable Lots/Parcels
One	2020	23 Buildable Lots And Buildable Preservation Parcel 'A'
Two	2022	21 Preservation Lots

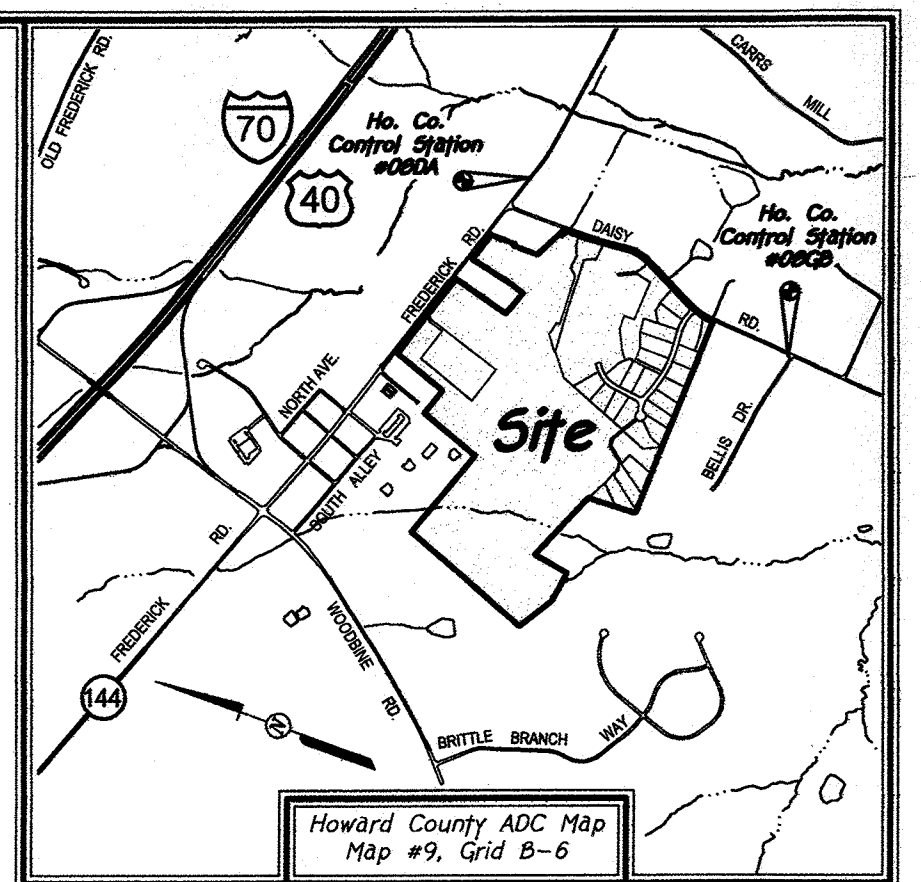
  

### Minimum Lot Size Tabulation

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
9	63,809 Sq. Ft.	4,313 Sq. Ft.	59,496 Sq. Ft.
10	61,671 Sq. Ft.	4,213 Sq. Ft.	57,458 Sq. Ft.
11	60,715 Sq. Ft.	5,681 Sq. Ft.	55,034 Sq. Ft.

### Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.



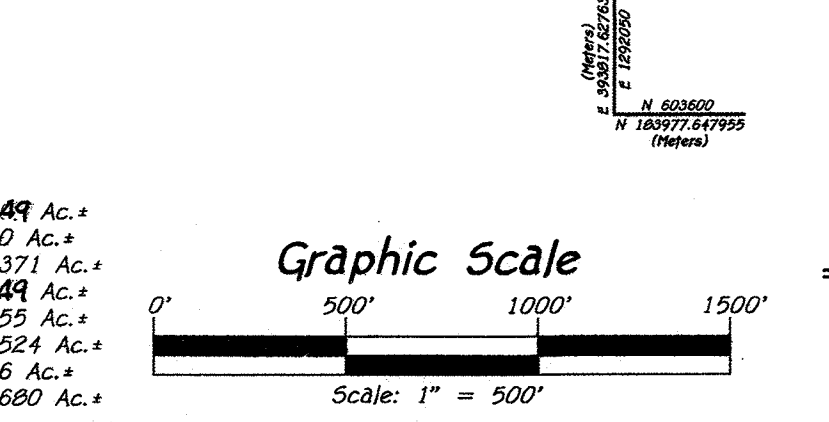
- ### General Notes:
- Subject Property Zoned RC-DEO With A Tier III Designation Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 060A And No. 082B.
    - Sta. 060A N 605,934.18 E 1,296,730.82 Elev = 594.836
    - Sta. 082B N 603,704.82 E 1,294,891.90 Elev = 570.387
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November, 2014 By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
    - Denotes Iron Pin Set Capped "F.C.C. 106"
    - Denotes Iron Pipe Or Iron Bar Found.
    - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
    - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106"
    - Denotes Concrete Monument Or Stone Found.
  - All Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    - a). Width - 12 Feet (16 Feet Serving More Than One Residence);
    - b). Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum)
    - c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    - d). Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
    - e). Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    - f). Structure Clearance - Minimum 12 Feet;
    - g). Maintenance - Sufficient To Ensure All Weather Use.
  - Property Subject To Prior Department Of Planning And Zoning File No's: SP-17-003, ECP-17-019, PB Case No. 432 And WP-18-001.
  - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
  - There Are Existing Structures Located Within Buildable Preservation Parcel 'A' To Remain. Per The Zoning Division, A Barn Is A Permitted Accessory Use To A Principal Farm Use. A Dwelling Is Not Required In Order To Retain The Barn. No New Buildings, Extensions Or Additions To The Existing Structures Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
  - The Forest Stand And Wetlands Delineation Report Dated December, 2016 Was Prepared By Eco-Science Professionals, Inc. And Was Updated On September 11, 2017 And Approved On March 22, 2018 With SP-17-003.
  - Site Is Adjacent To Two Scenic Roads (Daisy Road And Frederick Road). A Scenic Roads Report Has Been Approved On March 22, 2018 With SP-17-003.
  - The Traffic Study For This Project Was Prepared By Mars Group Dated April 19, 2016 And Approved On March 22, 2018 With SP-17-003.
  - The 100 Year Floodplain Delineated On This Plan Has Been Determined To Be "Not Critical" Based On A Report Prepared By Fisher, Collins & Carter, Inc. On January 6, 2017.
  - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams(s), Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009.
  - Stormwater Management Devices Located On Individual Lots Will Be Owned And Maintained By That Particular Lot Owner And Subject To The Requirements Of A Recorded Declaration Of Covenant, SWM Devices Located Within The Public R/W Will Be Privately Owned And Jointly Maintained, And SWM Devices Located On Parcels Will Be Owned And Maintained By The H.O.A., SWM Facilities Serving Public Roads, But Located On Private Lots Will Be Privately Owned And Jointly Maintained.

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date: 5/03/19  
 Date: 5-2-19  
 Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

### Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	23
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	30
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	25,849 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	111.371 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	10.149 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	26.155 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	173.524 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	3.156 Ac.±
TOTAL AREA TO BE RECORDED	176.680 Ac.±



**Owner**  
 Kimberthy/Heritage, LLC  
 P.O. Box 482  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Developer**  
 Heritage Land Development  
 Attn: Timothy Feaga  
 15950 North Avenue  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park - 10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2225

M.I.H.U. Note: Lots 1 Thru 23 And Buildable Preservation Parcel 'A' In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division Date: 6-14-19

Director Date: 6-25-19

### Owner's Certificate

Kimberthy/Heritage, LLC, By Timothy Feaga, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2<sup>nd</sup> Day Of MAY, 2019.

Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

### Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Kimberthy Turf Farms, Inc. To Kimberthy/Heritage, LLC By Deed Dated November 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15899 At Folio 246; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel, Property Line Surveyor No. 339 Date: 5/03/19  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 250164 ON 6/28/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## Linden Grove Phase One

Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'

(Being A Subdivision Of Tax Map B, Parcel 5  
 Liber 15899 At Folio 246)

Zoned: RC-DEO  
 Tax Map: B, Grid: 7, Parcel: 5  
 Fourth Election District - Howard County, Maryland  
 Date: February 14, 2019 Scale: As Shown Sheet 1 Of 10



The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Compared With:  
**Mark L. Robel** 5/03/19  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date  
**Kimberly/Heritage, LLC** 5/2/19  
 By: Timothy Feaga, Managing Member  
 Date

**Owner**  
 Kimberly/Heritage, LLC  
 P.O. Box 482  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Developer**  
 Heritage Land Development  
 Attn: Timothy Feaga  
 15950 North Avenue  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

PROPERTY OF  
 SHARON A. SACHS  
 (L. 4268, F. 472)  
 LOT 1  
 TAX MAP 7  
 PARCEL 483  
 ZONED: RC-DEG

HOWARD COUNTY  
 AGRICULTURAL  
 LAND PRESERVATION  
 PROGRAM EASEMENT  
 HC-17-04-E

PROPERTY OF  
 JOSEPH B. ROCKSTROH AND  
 SIMONE L. ROCKSTROH  
 (L. 4408, F. 155)  
 LOT 8  
 TAX MAP 7  
 PARCEL 486  
 ZONED: RC-DEG

PROPERTY OF  
 MARY E. WHITE  
 (L. 9947, F. 001)  
 LOT 9  
 TAX MAP 7  
 PARCEL 486  
 ZONED: RC-DEG

PROPERTY OF  
 HOWARD COUNTY  
 BOARD OF EDUCATION  
 (L. 693, F. 637)  
 TAX MAP 7  
 PARCEL 429  
 ZONED: RC-DEG

PRESERVATION  
 PARCEL 'D'

(Meters)  
 E 393289.027178  
 E 1291300  
 N 10469.692880  
 N 10469.692880

REBAR AND CAP  
 FOUND (HELD)

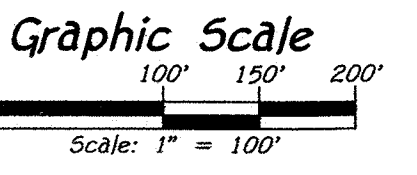
CATTAIL WOODS  
 SECTION 2  
 LOTS 35-47 AND  
 PRESERVATION  
 PARCELS D & E  
 (PLAT NOS. 12503  
 THRU 12506)  
 ZONED: RC-DEG

HOWARD COUNTY  
 AGRICULTURAL LAND  
 PRESERVATION PROGRAM  
 EASEMENT  
 HC-86-07-PPCL

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2255

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	28.634 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	28.634 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	28.634 Ac.*



**Reservation Of Public Utility And Forest Conservation Easements**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Wetlands Line Chart Tabulation**

Line	Bearing	Length
WL1	N 05°35'19" E	45.67'
WL2	N 25°12'28" E	17.22'
WL3	N 27°54'36" E	14.05'
WL4	N 20°31'56" E	13.59'
WL5	N 04°44'43" W	17.95'
WL6	N 10°13'37" W	12.74'
WL7	S 69°35'19" E	31.40'
WL8	S 51°21'31" E	26.35'
WL9	S 46°42'14" E	42.25'
WL10	S 19°18'10" E	22.16'
WL11	N 62°54'58" E	31.23'
WL12	S 48°29'47" E	24.31'
WL13	S 59°44'09" E	25.12'
WL14	S 75°48'27" E	20.08'
WL15	S 59°25'41" E	11.57'
WL16	S 27°48'20" E	20.72'
WL17	S 51°08'26" E	18.03'
WL18	N 71°04'43" E	32.90'
WL19	S 71°34'09" E	36.37'
WL20	S 44°13'51" E	15.63'
WL21	N 06°18'48" E	13.78'
WL22	S 72°09'18" E	15.06'
WL23	S 56°32'41" E	46.81'
WL24	S 72°24'24" E	27.00'
WL25	S 54°56'49" E	20.85'
WL26	S 04°29'42" E	38.66'
WL27	S 68°00'06" E	13.14'
WL28	S 83°12'24" E	23.99'
WL29	S 46°30'39" E	45.68'
WL30	S 75°48'26" E	19.64'
WL31	S 46°08'34" E	48.83'
WL32	S 47°16'40" E	89.88'
WL33	N 77°38'17" W	32.86'
WL34	N 38°07'33" E	32.04'
WL35	N 32°17'07" E	18.12'
WL36	N 26°08'06" E	18.35'
WL37	S 32°11'27" E	9.34'
WL38	S 08°44'50" W	19.25'
WL39	S 20°28'23" W	23.43'
WL40	S 16°23'11" E	22.46'
WL41	S 37°12'50" W	33.05'

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

**BNixon for Maureen Rossman** 4/6/19  
 Howard County Health Officer  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

**Chief, Development Engineering Division** 6.14.19  
 Date

**Kent Schuler** for 6.25.19  
 Director  
 Date

**Owner's Certificate**

Kimberly/Heritage, LLC, By Timothy Feaga, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2<sup>nd</sup> Day Of MAY, 2019.

**Kimberly/Heritage, LLC**  
 By: Timothy Feaga, Managing Member

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Kimberly Turf Farms, Inc. To Kimberly/Heritage, LLC By Deed Dated November 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15899 At Folio 246; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

**Mark L. Robel** 5/03/19  
 Mark L. Robel, Property Line Surveyor No. 339  
 Date  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25065 ON 4/28/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Linden Grove**  
 Phase One  
 Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'

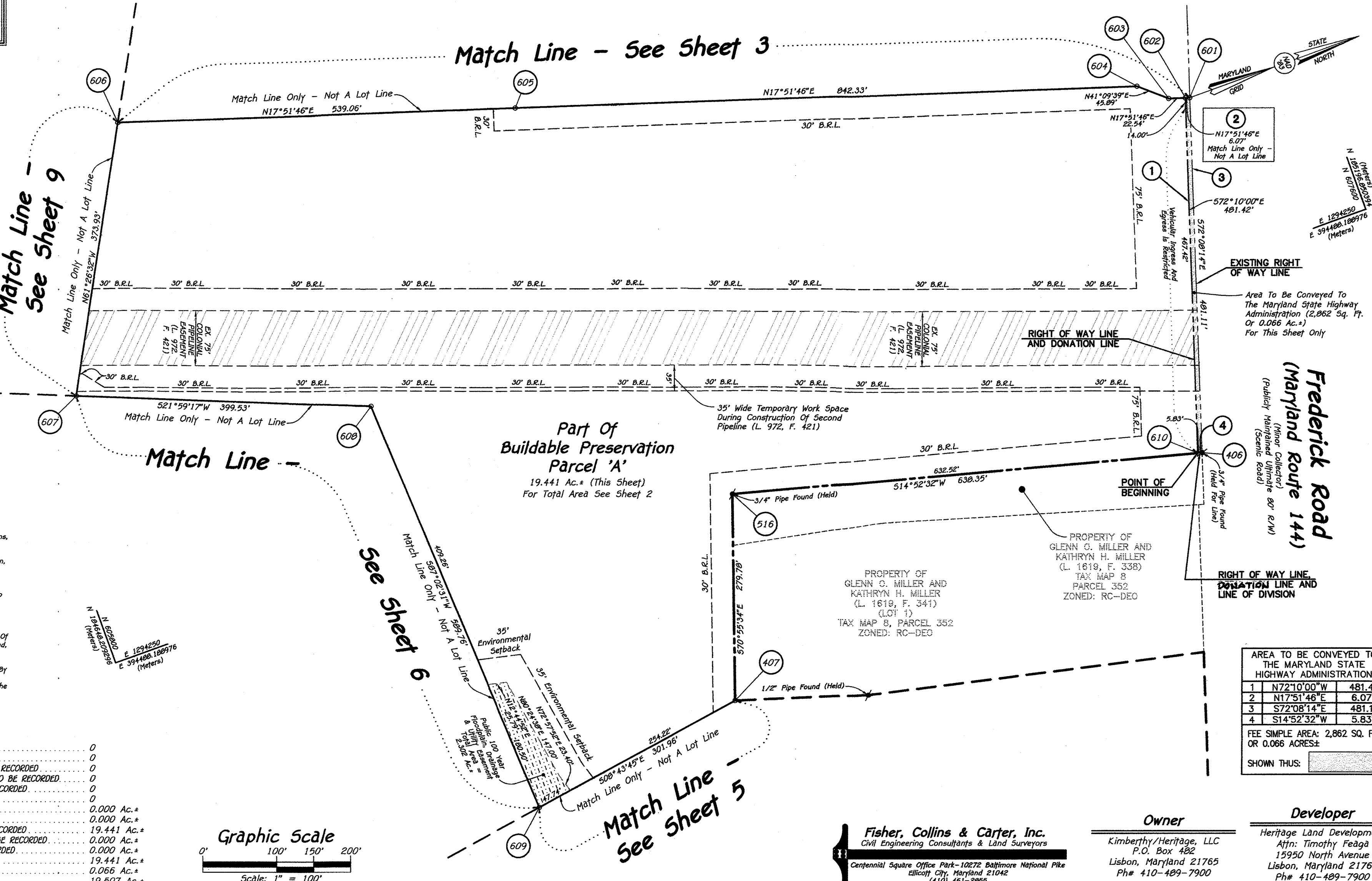
(Being A Subdivision Of Tax Map 8, Parcel 5  
 Liber 15899 At Folio 246)  
 Zoned: RC-DEO  
 Tax Map: 8, Grid: 7, Parcel: 5  
 Fourth Election District - Howard County, Maryland  
 Date: February 14, 2019 Scale: 1"=100' Sheet 2 Of 10



The Requirements § 3-106, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Completely

Mark L. Robel 5/03/19  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

Timothy Feaga 5/2/19  
 Timothy Feaga, Managing Member  
 Date

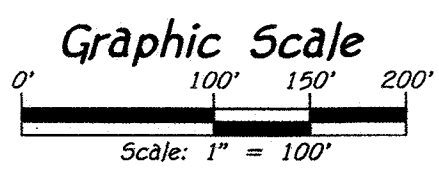


**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.\*

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	19.441 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	19.441 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.066 Ac.*
TOTAL AREA TO BE RECORDED	19.507 Ac.*



AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	N72°10'00\"W	481.42'
2	N17°51'46\"E	6.07'
3	S72°08'14\"E	481.11'
4	S14°52'32\"W	5.83'

FEE SIMPLE AREA: 2,862 SQ. FT. OR 0.066 ACRES±

SHOWN THUS:

**Owner**  
 Kimberthy/Heritage, LLC  
 P.O. Box 482  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Developer**  
 Heritage Land Development  
 Attn: Timothy Feaga  
 15950 North Avenue  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Owner's Certificate**

Kimberthy/Heritage, LLC, By Timothy Feaga, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2<sup>nd</sup> Day Of MAY, 2019.

Timothy Feaga  
 Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Kimberthy Turf Farms, Inc. To Kimberthy/Heritage, LLC By Deed Dated November 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15899 At Folio 246; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 5/03/19  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2020



APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

Edison for Maura Roseman 6/6/19  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 6.14.19  
 Chief, Development Engineering Division Date

Kent Schulz 6.25.19  
 Director Date

RECORDED AS PLAT No. 25066 ON 6/28/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Linden Grove Phase One**  
 Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'

(Being A Subdivision Of Tax Map 8, Parcel 5  
 Liber 15899 At Folio 246)  
 Zoned: RC-DEO  
 Tax Map: 8, Grid: 7, Parcel: 5  
 Fourth Election District - Howard County, Maryland  
 Date: February 14, 2019 Scale: 1"=100' Sheet 4 of 10



The Requirements § 3-106, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

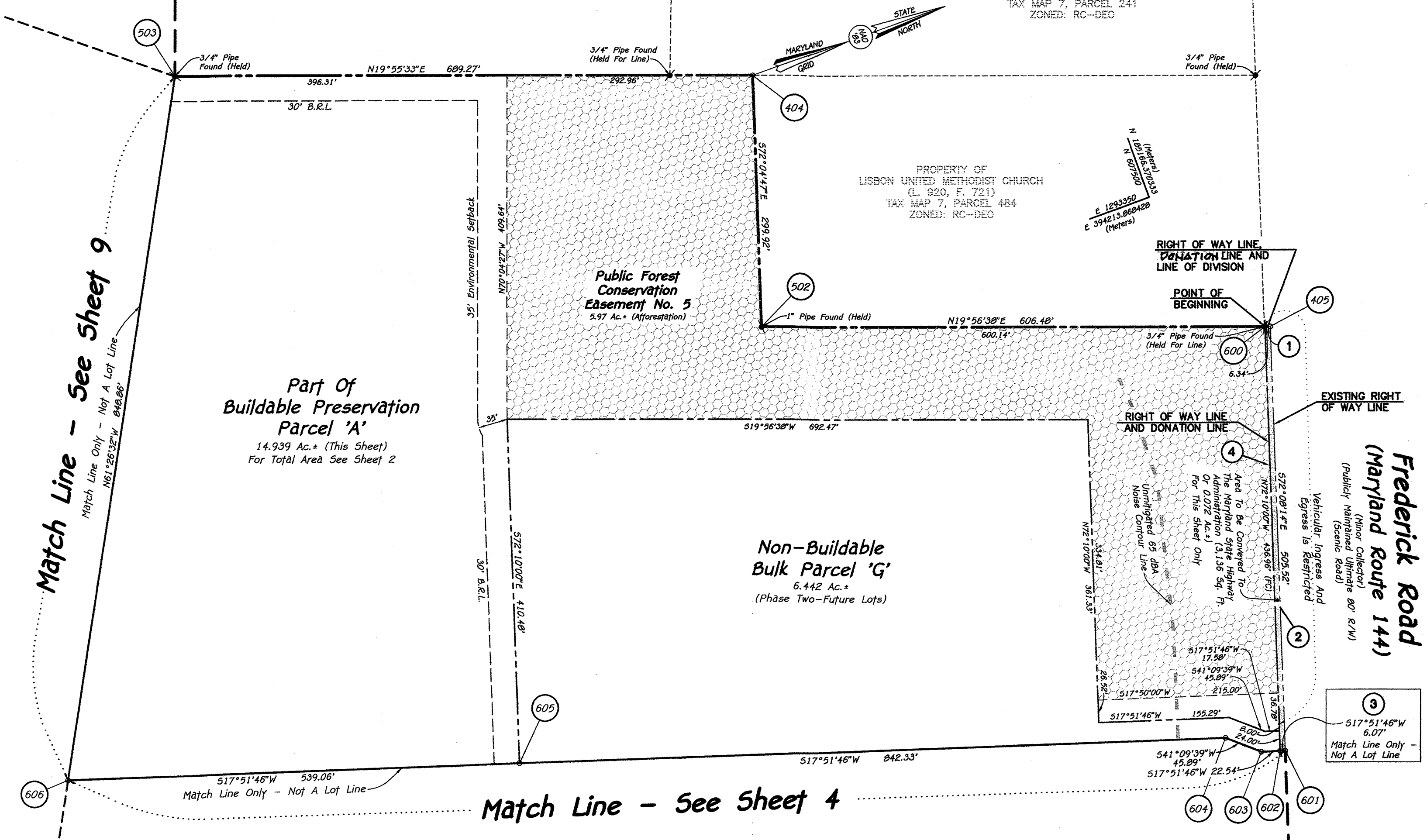
**Mark L. Robel** 5/03/19  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

**Kimberly/Heritage, LLC** 5/2/19  
 By: Timothy Feaga, Managing Member  
 Date

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2955

PROPERTY OF  
 HOWARD COUNTY  
 BOARD OF EDUCATION  
 (L. 693, F. 637)  
 TAX MAP 7  
 PARCEL 428  
 ZONED: RC-DEO

PROPERTY OF  
 THE BOARD OF COUNTY  
 SCHOOL COMMISSIONERS  
 OF HOWARD COUNTY  
 (LISBON ELEMENTARY AND  
 MIDDLE SCHOOL)  
 (L. 55, F. 169)  
 TAX MAP 7, PARCEL 241  
 ZONED: RC-DEO

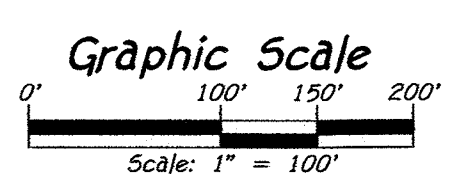


AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION			
1	N19°56'38"E	6.34'	
2	S72°08'14"E	505.51'	
3	S17°51'46"W	6.07'	
4	N72°10'00"W	505.74'	

FEE SIMPLE AREA: 3,136 SQ. FT. OR 0.072 ACRES±  
 SHOWN THUS:

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	14.939 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	6.442 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	21.381 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.072 Ac.*
TOTAL AREA TO BE RECORDED	21.453 Ac.*



**Owner**  
 Kimberly/Heritage, LLC  
 P.O. Box 482  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Developer**  
 Heritage Land Development  
 Attn: Timothy Feaga  
 15950 North Avenue  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Reservation Of Public Utility And Forest Conservation Easements**  
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

**Maureen Reardon** 6/6/19  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

**Chad Edmister** 6.14.19  
 Chief, Development Engineering Division

**Keith Schwaninger** 6.25.19  
 Director

**Owner's Certificate**

Kimberly/Heritage, LLC, By Timothy Feaga, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2<sup>nd</sup> Day Of MAY, 2019.

**Timothy Feaga**  
 Kimberly/Heritage, LLC  
 By: Timothy Feaga, Managing Member

**Witness**  
 \_\_\_\_\_  
 \_\_\_\_\_

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Kimberly Turf Farms, Inc. To Kimberly/Heritage, LLC By Deed Dated November 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15899 At Folio 246; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

**Mark L. Robel** 5/03/19  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 250607 ON 6/28/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Linden Grove Phase One**  
 Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'  
 (Being A Subdivision Of Tax Map 8, Parcel 5 Liber 15899 At Folio 246)  
 Zoned: RC-DEO  
 Tax Map: 8, Grid: 7, Parcel: 5  
 Fourth Election District - Howard County, Maryland  
 Date: February 14, 2019 Scale: 1"=100' Sheet 3 Of 10

The Requirements § 5-108, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Mark L. Robel 5/03/19  
 Mark L. Robel, P.L.S. #339 (Property Line Surveyor)  
 Date  
 Kimberly/Heritage, LLC  
 By: Timothy Feaga, Managing Member

**Reservation Of Public Utility And Forest Conservation Easements**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Verbal And Written Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

PROPERTY OF  
 GLENN C. MILLER AND  
 KATHRYN H. MILLER  
 (L. 1618, F. 338)  
 TAX MAP 8  
 PARCEL 352  
 ZONED: RC-DEO

PROPERTY OF  
 GLENN C. MILLER AND  
 KATHRYN H. MILLER  
 (L. 1618, F. 341)  
 (LOT 1)  
 TAX MAP 8, PARCEL 352  
 ZONED: RC-DEO

PROPERTY OF  
 SUSAN FREEMAN MCGEE TRUST  
 (L. 835, F. 063)  
 (PARCEL A)  
 TAX MAP 8  
 PARCEL 362  
 ZONED: B-2

**20' Private Stormwater Management, Drainage & Utility Easement Line Chart Tabulation**

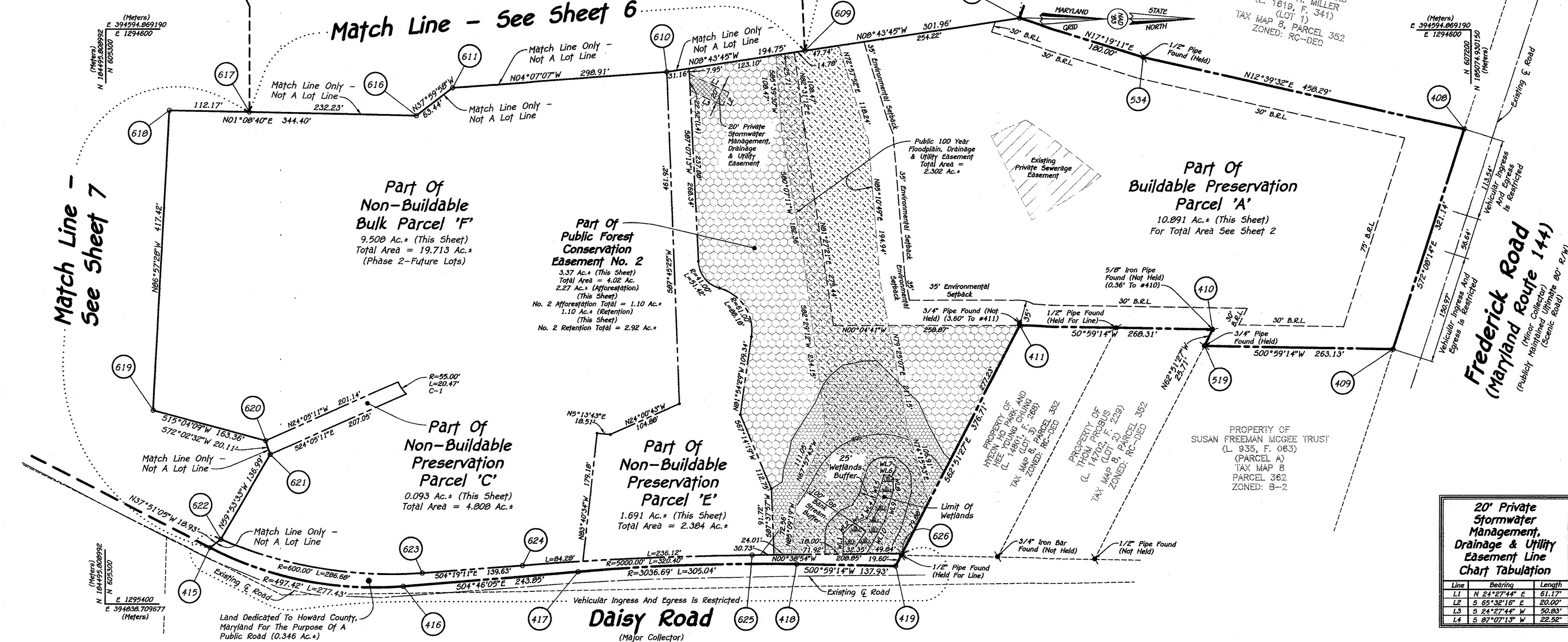
Line	Bearing	Length
L1	N 24°27'44" E	61.17'
L2	S 65°32'16" W	20.00'
L3	S 24°27'44" W	50.83'
L4	S 67°07'13" W	22.52'

**Wetlands Line Chart Tabulation**

Line	Bearing	Length
WL1	N 89°06'17" W	29.30'
WL2	N 45°01'13" W	15.13'
WL3	N 24°11'12" W	24.01'
WL4	N 62°43'41" W	25.82'
WL5	N 72°02'07" W	39.35'
WL6	N 01°18'10" E	7.99'
WL7	N 40°58'04" E	6.65'
WL8	N 89°22'40" E	15.80'
WL9	S 74°41'51" E	45.09'
WL10	S 60°47'10" E	52.33'

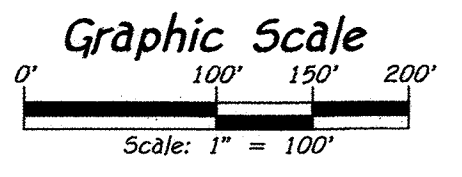
**Curve Data Tabulation**

Pin-Pin	Radius	Arc Length	Delta	Tangent	Bearing & Distance
415-416	497.42'	277.43'	31°57'22"	142.43'	N 11°12'36" E 273.89'
417-418	3036.69'	309.04'	05°45'20"	152.65'	S 01°53'26" E 304.91'
622-623	600.00'	286.69'	27°22'32"	146.13'	N 09°22'05" E 283.96'
624-625	5000.00'	320.40'	03°40'17"	160.25'	S 02°29'02" E 320.34'
C-1	55.00'	20.47'	21°19'25"	10.35'	N 58°15'07" E 20.35'



**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	10.891 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1.784 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	9.508 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	22.183 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.346 Ac.*
TOTAL AREA TO BE RECORDED	22.529 Ac.*



PLAT OF FOREST CONSERVATION EASEMENT FOR FCE #8 TALLEY PROPERTY PARCEL '2' PLAT NO. 20084 TAX MAP 8 PARCEL 362 ZONED: RC-DEO

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HC-03-02-PPSD

**Owner**  
 Kimberly/Heritage, LLC  
 P.O. Box 482  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Developer**  
 Heritage Land Development  
 Attn: Timothy Feaga  
 15950 North Avenue  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park - 10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division  
 Director

6-14-19  
 6-25-19

**Owner's Certificate**  
 Kimberly/Heritage, LLC, By Timothy Feaga, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2nd Day Of MAY, 2019.

Kimberly/Heritage, LLC  
 By: Timothy Feaga, Managing Member

**Surveyor's Certificate**  
 I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Kimberly Turf Farms, Inc. To Kimberly/Heritage, LLC By Deed Dated November 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15899 At Folio 246; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25068 ON 6/28/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Linden Grove Phase One**  
 Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'

(Being A Subdivision Of Tax Map 8, Parcel 5 Liber 15899 At Folio 246)

Zoned: RC-DEO  
 Tax Map: 8, Grid: 7, Parcel: 5  
 Fourth Election District - Howard County, Maryland  
 Date: February 14, 2019 Scale: 1"=100' Sheet 5 Of 10





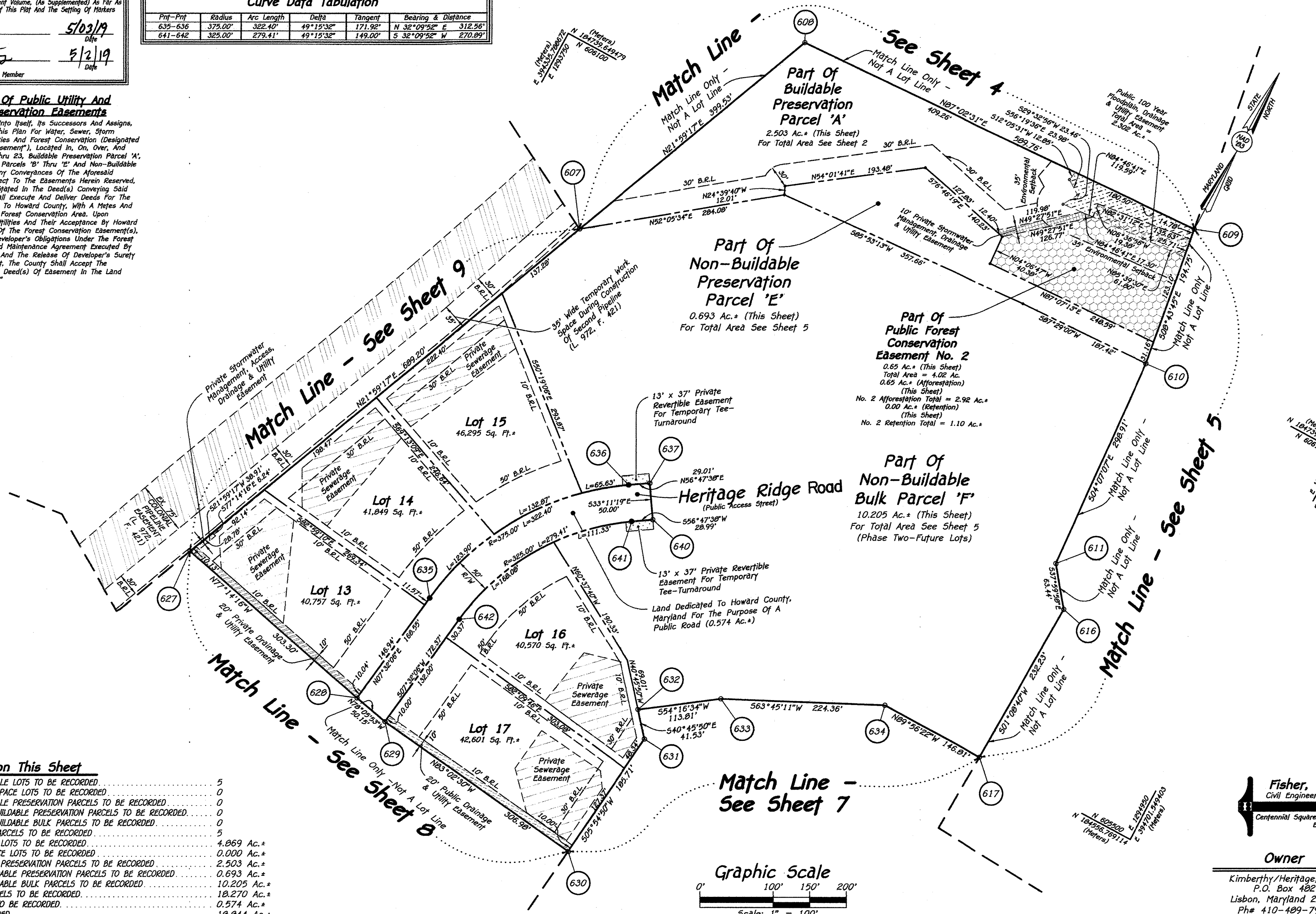
The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel* 5/03/19  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
635-636	375.00'	322.40'	49°19'32"	171.92'	N 32°09'52" E 312.96'
641-642	325.00'	279.41'	49°19'32"	149.00'	S 32°09'52" W 270.89'

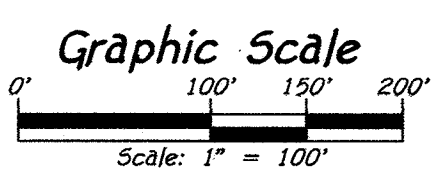
**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', And Non-Buildable Bulk Parcels 'F' And 'G'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.\*



**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4,869 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2,503 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.693 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	10.205 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	18.270 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.574 Ac.*
TOTAL AREA TO BE RECORDED	18.844 Ac.*



**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895

Owner	Developer
Kimberthy/Heritage, LLC P.O. Box 402 Lisbon, Maryland 21765 Ph# 410-489-7900	Heritage Land Development Attn: Timothy Feaga 15950 North Avenue Lisbon, Maryland 21765 Ph# 410-489-7900

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

*Paula Marie Robinson* 6/6/19  
 Paula Marie Robinson  
 Howard County Health Officer  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Edmund* 6-14-19  
 Chad Edmund  
 Chief, Development Engineering Division  
 Date

*Kurt Schuler* 6-25-19  
 Kurt Schuler  
 Director  
 Date

**Owner's Certificate**

Kimberthy/Heritage, LLC, By Timothy Feaga, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2nd Day Of MAY, 2019.

*Timothy Feaga*  
 Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

*Mark L. Robel*  
 Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Kimberthy Turf Farms, Inc. To Kimberthy/Heritage, LLC By Deed Dated November 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15899 At Folio 246; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel* 5/03/19  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25049 ON 6/28/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Linden Grove**  
 Phase One  
 Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'

(Being A Subdivision Of Tax Map B, Parcel 5  
 Liber 15899 At Folio 246)

Zoned: RC-DEO  
 Tax Map: B, Grid: 7, Parcel: 5  
 Fourth Election District - Howard County, Maryland  
 Date: February 14, 2019 Scale: 1"=100' Sheet 6 Of 10





The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Mark L. Robel* 5/03/19  
 Mark L. Robel, P.L.S. #339 Date  
 (Property) Line Surveyor  
 5/2/19 Date  
 Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2255

**Owner**

Kimberthy/Heritage, LLC  
 P.O. Box 482  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Developer**

Heritage Land Development  
 Attn: Timothy Feaga  
 15950 North Avenue  
 Lisbon, Maryland 21765  
 Ph# 410-489-7900

**Private Stormwater Management, Access, Drainage & Utility Easement Line Chart Tabulation**

Line	Bearing	Length
L1	N 28°32'10" E	98.36'
L2	N 85°29'53" E	167.61'
L3	S 72°30'18" E	93.02'
L4	S 89°16'06" E	303.12'
L5	S 65°22'39" E	285.76'
L6	S 27°06'14" W	20.02'
L7	N 69°22'39" W	241.04'
L8	S 45°13'01" W	121.48'
L9	N 62°37'29" W	52.34'
L10	N 37°28'43" W	52.25'
L11	R=33.00"	L=32.47'
Chd=N	66°16'06" W	31.18'
L12	S 85°32'35" W	130.43'
L13	S 79°14'29" W	20.30'
L14	S 72°31'57" W	128.04'
L15	R=116.00"	L=35.73'
Chd=S	81°21'24" W	35.99'
L16	N 89°49'09" W	92.45'
L17	R=22.22"	L=27.77'
Chd=S	53°18'55" W	26.00'
L18	S 05°54'50" W	304.77'
L19	R=1225.00"	L=30.11'
Chd=N	79°11'37" W	30.11'
L20	N 05°54'50" E	181.47'
L21	N 05°54'50" E	159.12'
L22	S 01°49'49" W	8.22'
L23	S 88°16'38" E	296.73'
L24	N 88°16'38" W	294.47'
L25	S 01°49'49" W	33.26'

PLAT OF FOREST CONSERVATION EASEMENT FOR FCE #5 TALLEY PROPERTY PARCEL '2' PLAT NO. 20094 TAX MAP 8 PARCEL 392 ZONED: RC-DEO

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-03-02-PPSD

**20' Public Stormwater Management, Drainage & Utility Easement Line Chart Tabulation**

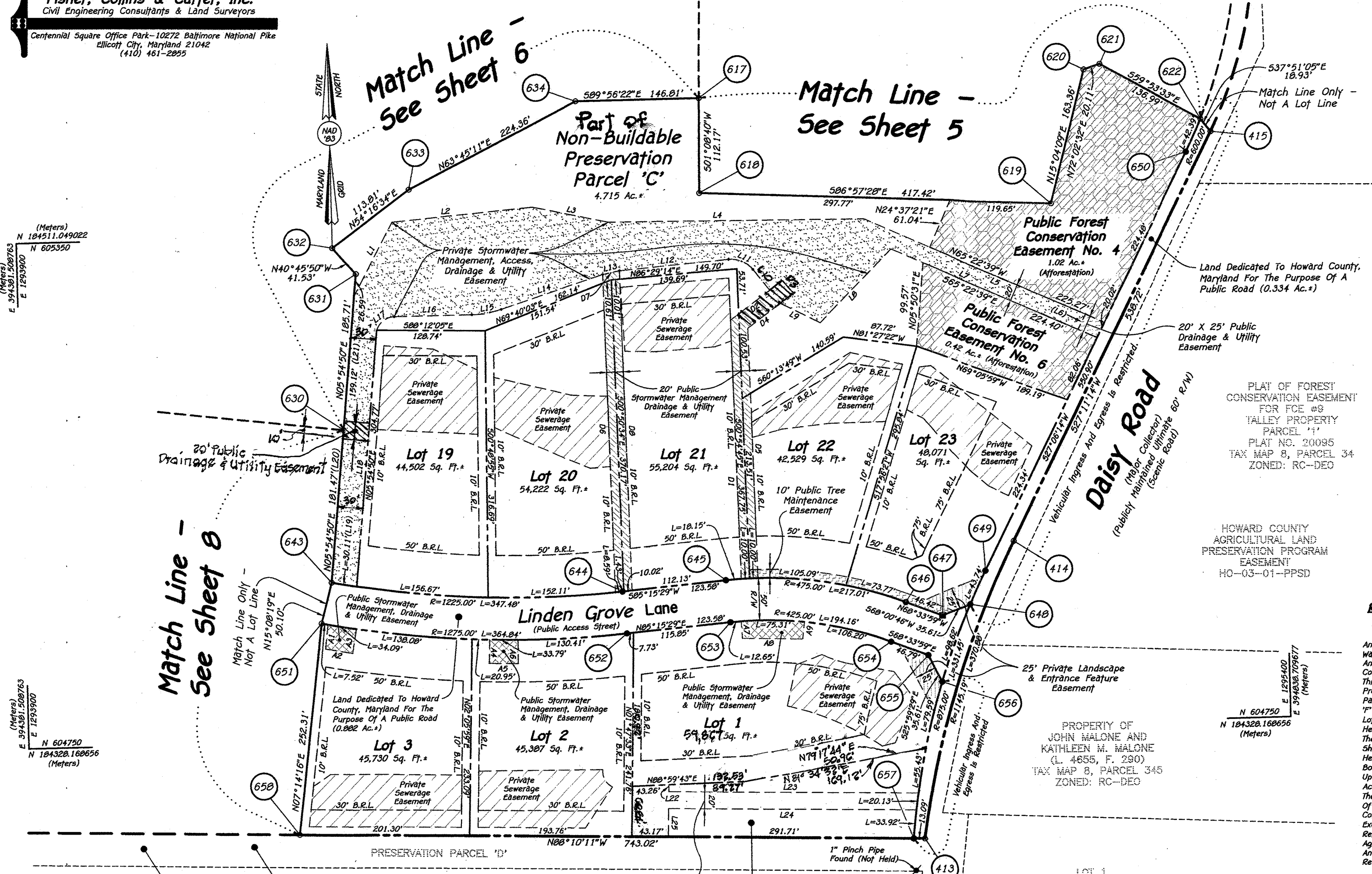
Line	Bearing	Length
D1	N 00°54'42" W	307.50'
D2	N 54°23'31" E	106.61'
D3	S 37°28'43" E	20.01'
D4	S 54°23'31" W	28.78'
D5	S 00°54'42" E	296.67'
D6	N 00°50'34" W	377.69'
D7	N 79°14'29" W	20.30'
D8	S 00°50'34" E	379.89'

**Public Stormwater Management, Drainage & Utility Easement Line Chart Tabulation**

Line	Bearing	Length
A1	S 06°54'03" W	29.03'
A2	S 79°28'57" E	32.55'
A3	N 09°56'07" E	28.95'
A4	S 02°33'17" W	28.17'
A5	S 88°07'06" E	34.45'
A6	N 01°12'30" E	28.17'
A7	S 03°02'10" E	20.49'
A8	S 87°57'35" E	71.59'
A9	N 07°07'01" E	20.49'

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	9.080 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	5.323 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	14.403 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	1.216 Ac.*
TOTAL AREA TO BE RECORDED	15.619 Ac.*

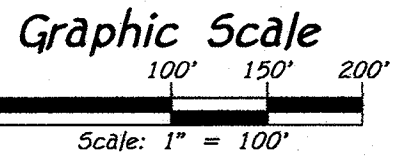
CATTAIL WOODS SECTION 2 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-06-07-PPCL

PROPERTY OF CHARLES GORDON KNILL, JR. AND AUSTIN PETER KNILL L. 13253, F. 068 TAX MAP 7, PARCEL 203 ZONED: RC-DEO

Private Stormwater Management, Access, Drainage & Utility Easement

Non-Buildable Preservation Parcel 'D' 0.500 Ac.\*

JORDAN'S CACHE LOTS 1 & 2 PLAT NO. 13590 TAX MAP 8 PARCEL 42 ZONED: RC-DEO



**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
413-414	1145.19'	370.88'	18°33'21"	187.08'	N 17°54'34" E 369.26'
622-650	600.00'	42.39'	04°02'53"	21.20'	S 25°04'48" W 42.39'
643-644	1225.00'	347.48'	16°15'09"	174.92'	S 86°36'57" E 346.32'
645-646	475.00'	217.01'	26°10'33"	110.43'	S 81°39'19" E 215.12'
648-656	875.00'	98.62'	06°27'28"	49.36'	S 21°00'39" W 98.57'
649-657	875.00'	331.45'	21°42'14"	167.74'	S 16°12'07" W 329.48'
649-648	875.00'	43.74'	02°51'52"	21.88'	S 25°40'18" W 43.74'
651-652	1275.00'	364.84'	16°23'42"	183.67'	S 86°32'40" E 363.59'
653-654	425.00'	194.16'	26°10'33"	98.81'	S 81°39'19" E 192.48'
656-657	875.00'	189.09'	12°22'55"	94.92'	S 11°39'28" W 188.72'

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

*John J. B...* 6/6/19  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*Chief...* 6.14.19  
 Chief, Development Engineering Division Date

*Director...* 6.25.19  
 Director Date

**Owner's Certificate**

Kimberthy/Heritage, LLC, By Timothy Feaga, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2nd Day Of MAY, 2019.

*Timothy Feaga*  
 Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

*Witness*

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Kimberthy Turf Farms, Inc. To Kimberthy/Heritage, LLC By Deed Dated November 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15899 At Folio 246; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel* 5/03/19  
 Mark L. Robel, Property Line Surveyor No. 339 Date  
 Expiration Date: October 4, 2020

RECORDED AS PLAT NO. 25070 ON 6/28/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Linden Grove Phase One**

Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'

(Being A Subdivision Of Tax Map 8, Parcel 5 Liber 15899 At Folio 246)

Zoned: RC-DEO  
 Tax Map: 8, Grid: 7, Parcel: 5  
 Fourth Election District - Howard County, Maryland  
 Date: February 14, 2019 Scale: 1"=100' Sheet 7 Of 10











The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Supplement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

**Mark L. Robel** 5/03/19  
 Date  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

- Legend**
- Existing 100 Year FEMA Floodplain (F.E.M.A. Map #2400440007B)
  - Existing 75' Colonial Pipeline Easement (L. 972, F. 421)
  - Private Stormwater Management, Access, Drainage & Utility Easement
  - Public Stormwater Management, Drainage & Utility Easement
  - Public Drainage & Utility Easement
  - Private Drainage & Utility Easement
  - 20' Public Stormwater Management, Drainage & Utility Easement
  - 24' Private Use-In-Common Access Driveway Easement
  - Public Forest Conservation Easement (Retention)
  - Public Forest Conservation Easement (Afforestation)
  - 13' X 37' Private Reversible Easement For Temporary Tee-Turnaround
  - Public 100 Year Floodplain, Drainage & Utility Easement
  - 25' Private Landscape & Entrance Feature Easement
  - Centerline Stream
  - Top Of Stream Bank Buffer
  - Wetlands Area
  - 10' Public Tree Maintenance Easement

Forest Conservation Easement Tabulation					
Easement No.	Retention (Credited)	Retention (Non-Credited)	Afforestation (Credited)	Afforestation (Non-Credited)	Total Easement Area
1	3.20 Ac.	0.00 Ac.	0.00 Ac.	0.00 Ac.	3.20 Ac.
2	1.10 Ac.	0.00 Ac.	2.92 Ac.	0.00 Ac.	4.02 Ac.
3	0.00 Ac.	0.00 Ac.	1.94 Ac.	0.00 Ac.	1.94 Ac.
4	0.00 Ac.	0.00 Ac.	1.02 Ac.	0.00 Ac.	1.02 Ac.
5	0.00 Ac.	0.00 Ac.	5.97 Ac.	0.00 Ac.	5.97 Ac.
6	0.00 Ac.	0.00 Ac.	0.42 Ac.	0.00 Ac.	0.42 Ac.
Totals	4.30 Ac.	0.00 Ac.	12.27 Ac.	0.00 Ac.	16.57 Ac.

**Density Tabulation:**

- 1). Gross Tract Area = 176.680 Acres
- 2). Area Of Floodplain = 6.204 Acres
- 3). Area Of Steep Slopes = 0.60 Acres
- 4). Net Tract Area = 169.876 Acres (Gross Tract - Floodplain - Steep Slopes)
- 5). Density Allowed By Matter Of Right: 176.680 Ac. x 1 Dwelling Unit/4.25 Ac. = 41.57 Or 41 Single Family Detached Units
- 6). Bonus Density Allowed Per Sec. 104.0.G.c.2 Is One (1) Additional Lot Per 25 Acres Gross Of Preservation Parcel Created. Preservation Parcel 'A' = 111.371 Ac. Bonus Density Allowed = 111.371/25 = 4.45 Or Four (4) Lots
- 7). Total Number Of Proposed Dwelling Units = 45 Units (44 Cluster Units + 1 Buildable Preservation Parcel)
- 8). Phase One Supporting Tabulation:  
 Total Area To Be Recorded = 176.680 Ac.\*  
 Total No. Of Proposed Units = 24 (23 Lots + 1 Buildable Preservation Parcel 'A')  
 Total Land Use Required To Support 24 Units = 24 x 4.25 = 102.00 Ac.\*  
 Total Area Of Preservation Parcels 'A', 'B', 'C', 'D' & 'E' = 111.371 Ac.\*  
 Total Area Of Non-Buildable Bulk Parcels 'F' & 'G' (Future Lots) = 26.155 Ac.\*

**General Notes Continued:**

25. Articles Of Incorporation For The Linden Grove Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On August 1, 2018 With Receipt No. D18999565.
26. This Property Is Not Located Within The Metropolitan District. Private Well And Septic Will Be Utilized For This Project.
27. A Noise Study Was Prepared By Mars Group Dated May, 2017 And Approved On March 22, 2018 With SP-17-003.
28. Buildable Preservation Parcel 'A' To Be Privately Owned And Encumbered By An Easement With The Linden Grove Homeowners Association, Inc. And Howard County, Maryland. The Use Of Buildable Preservation Parcel 'A' Would Be For An Agricultural Use And A Proposed Building Site.
29. A Pre-Submission Community Meeting Was Held For This Project On February 23, 2017 At The Glenwood Library.
30. This Area Designates A Private Sewerage Area Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Areas Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Area. Recordation Of A Modified Area Shall Not Be Necessary.
31. The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed. The Forest Conservation Act Requirements For Subdivision Will Be Met Through The On-Site Retention Of 4.30 Acres. No Surety Is Required For On-Site Retention. A Surety Is Provided For On-Site Planting In The Amount Of \$267,240.60 Based On 12.27 Acres x 43,560 Sq. Ft./Ac. x \$0.90/Sq. Ft.
32. Perimeter Landscaping For This Development Shall Be In Accordance With Section 16.124 Of The Subdivision And Land Development Regulations And Landscape Manual. Finalized Surety In The Amount Of \$30,390 For 95' Shade Trees, 9 Evergreen Trees, And 8 Shrubs Has Been Provided As Part Of The Developers Agreement. Phase Two Landscaping Will Be Addressed With The Landscape Plan Associated With The Phase Two Final Road Plan.
33. Groundwater Appropriations Permit No. H020176002/01 Has Been Obtained From The Maryland Department Of The Environment Prior To Howard County Health Department Signature Of The Final Plat.
34. Wells For Lots 1 Thru 23 Have Been Installed Prior To Howard County Health Department Signature Of The Final Plat.
35. The 24' Private Use-In-Common Access Easement And Maintenance Agreement For The Use Of Lots B Thru 11 Is Recorded Simultaneously With This Plat.
36. Declaration Of Covenants And Restrictions Are Recorded Simultaneously With This Plat.
37. This Subdivision Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003, Effective 10/2/03 And The Zoning Regulations Amended By Council Bill 32-2013. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building/Grading Permit.
38. In Accordance With Section 104.0.F Of The Zoning Regulations At Least 10% Of The Dwellings In Each RC Development Shall Be Moderate Income Housing Units. This Project Has Elected To Satisfy The M.I.H.U. Requirements By A Fee-In-Lieu Payment. The Executed M.I.H.U. Agreement Will Be Recorded Simultaneously With This Plat.
39. Non-Buildable Bulk Parcels 'F' And 'G' Reserve The Right To Be Resubdivided In Accordance With Section 104.0.G.1.g Of The Howard County Zoning Regulations, Cluster Lot Design.
40. Subdivision Is Subject To 104.0.F Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:  
 a. M.I.H.U. Required (Phase One) = (23 Lots + Buildable Preservation Parcel 'A' x 10%) = 3 M.I.H.U.  
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.  
 c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.
41. This Property Is Designated As Tier III Property Per The Sustainable Growth And Agriculture Act Of 2012, Map 6-3, As Approved By The Howard County Council As Part Of Plan Howard 2030.
42. This Plan Is Subject To An Alternative Compliance (WP-18-001) From Section 16.116.F.3 - Access Restrictions, Restricting Two Points Of Access From A Minor Arterial Roadway. The Purpose Of The Two Accesses Is To Separate The Use-In-Common Residential Driveway From The Existing Farm Use Driveway. This Alternative Compliance Was Approved By The Howard County Planning Board On January 18, 2018 With The Following Condition:  
 1) The Applicant Shall Coordinate The Design Of The Driveways For Future Lots 40-44 With The Fire Department To Ensure Adequate Vehicle Turnaround And Any Necessary Pullover Areas And With The Development Engineering Division And State Highway Administration To Ensure Adequate Site Distance. The Proposed Access Must Meet All SHA Access And Sight Distance Requirements.
43. The Planning Board Approved PB Case No. 432 On December 7, 2017 And The Decision And Order Was Signed On January 18, 2018.
44. Lots 1, 2 And 3 Have Sewage Disposal Areas That Are Upgradient From An Existing Well At 1626 Daisy Road. Lots 1, 2 And 3 Shall Be Considered Non-Buildable Until The Downgradient Well At 1626 Daisy Road Is Sealed. A New Well Must Be Installed At 1626 Daisy Road And Connected To The Residence Prior To Health Department Signature Of The Record Plat. If The Existing Well Is To Be Sealed, It Must Be Sealed Prior To Health Department Signature Of The Record Plat.
45. As Per Section 104.0.G.4(c) Of The Zoning Regulations, Only One Easement Holder Is Required For Preservation Parcels That Are Being Created Solely For S.W.M. Facilities. Deeded To Howard County Or Deeded To The H.O.A. With The Easement Held By The County.  

A. Buildable Preservation Parcel 'A'	B. Non-Buildable Preservation Parcel 'B'	C. Non-Buildable Preservation Parcel 'C'
Easement Holder(s): H.O.A. & Howard County, Md.	Easement Holder(s): Homeowners Association	Easement Holder(s): Homeowners Association
Use: Single Family Residence, Agricultural Use, Forest Conservation And Environmental	Use: SWM, Environmental/Colonial Pipeline	Use: SWM And Forest Conservation
D. Non-Buildable Preservation Parcel 'D'	E. Non-Buildable Preservation Parcel 'E'	
Easement Holder(s): Homeowners Association	Easement Holder(s): Howard County, Md.	
Use: SWM	Use: SWM	
46. Preservation Parcel Provisions (Phase One)  
 a. Total Required Preservation Parcel Area For Phase One = 71.065 Ac.  
 (No. Of Lots x 4.25 Ac./Lot) - (Area Of Lots)  
 (23 Lots x 4.25 Ac./Lot) - (25.065 Ac.)  
 (97.790 Ac.) - (25.065 Ac.)  
 b. Total Provided Preservation Parcel Area For Phase One = 121.352 Ac.  
 (Buildable Preservation Parcel 'A' + Non-Buildable Preservation Parcels 'B' Thru 'E')  
 (111.371 Ac. + 10.144 Ac.)
47. Financial Surety For The Required 94 Street Trees In The Amount Of \$29,200.00 Is Included In DED'S Cost Estimate.

Total Sheet Tabulation This Submission									
	Sheet 2	Sheet 3	Sheet 4	Sheet 5	Sheet 6	Sheet 7	Sheet 8	Sheet 9	Total
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0	0	0	0	5	0	10	0	23
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0	0	0	0	0	0	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1	0	0	0	0	0	0	0	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0	0	0	2	0	1	1	0	4
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	1	0	1	0	0	0	0	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1	1	0	3	5	0	11	0	30
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	4.869 Ac.*	9.070 Ac.*	11.900 Ac.*	0.000 Ac.*	25.839 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	28.634 Ac.*	14.939 Ac.*	19.441 Ac.*	10.891 Ac.*	2.503 Ac.*	0.000 Ac.*	0.899 Ac.*	34.264 Ac.*	111.371 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*	0.000 Ac.*	1.784 Ac.*	0.693 Ac.*	5.329 Ac.*	2.349 Ac.*	0.000 Ac.*	10.144 Ac.*	10.144 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*	6.442 Ac.*	0.000 Ac.*	9.508 Ac.*	10.205 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	26.155 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	28.634 Ac.*	21.361 Ac.*	19.441 Ac.*	22.183 Ac.*	18.270 Ac.*	14.403 Ac.*	14.948 Ac.*	34.264 Ac.*	173.524 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*	0.072 Ac.*	0.066 Ac.*	0.346 Ac.*	0.574 Ac.*	1.216 Ac.*	0.882 Ac.*	0.000 Ac.*	3.156 Ac.*
TOTAL AREA TO BE RECORDED	28.634 Ac.*	21.453 Ac.*	19.507 Ac.*	22.829 Ac.*	18.844 Ac.*	15.619 Ac.*	15.830 Ac.*	34.264 Ac.*	176.680 Ac.*

**Reservation Of Public Utility And Forest Conservation Easements**

\*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.\*

Owner	Developer	Fisher, Collins & Carter, Inc.
Kimberthy/Heritage, LLC P.O. Box 482 Lisbon, Maryland 21765 Ph# 410-489-7900	Heritage Land Development Attn: Timothy Feaga 15950 North Avenue Lisbon, Maryland 21765 Ph# 410-489-7900	Civil Engineering Consultants & Land Surveyors Centennial Square Office Park-10272 Baltimore National Pike Ellicott City, Maryland 21042 (410) 461-2255

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

*Signature* 6/6/19  
 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Signature* 6-14-19  
 Date  
 Chief, Development Engineering Division

*Signature* 6-25-19  
 Date  
 Director

**Owner's Certificate**

Kimberthy/Heritage, LLC, By Timothy Feaga, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2nd Day Of MAY, 2019.

*Signature*  
 Kimberthy/Heritage, LLC  
 By: Timothy Feaga, Managing Member

*Signature*  
 Witness

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of Maryland; That It Is All Of The Lands Conveyed By Kimberthy Turf Farms, Inc. To Kimberthy/Heritage, LLC By Deed Dated November 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15899 At Folio 246; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Signature* 5/03/19  
 Date  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25073 ON 6/28/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Linden Grove Phase One**  
 Lots 1 Thru 23, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E' And Non-Buildable Bulk Parcels 'F' And 'G'

(Being A Subdivision Of Tax Map B, Parcel 5  
 Liber 15899 At Folio 246)

Zoned: RC-DEO  
 Tax Map: B, Grid: 7, Parcel: 5  
 Fourth Election District - Howard County, Maryland  
 Date: February 14, 2019 Scale: None Sheet 10 Of 10